

Parks and Recreation Department

ITEM - S400

“Easement, Use, and Maintenance Agreement for Open Space with IQHQ-RaDD I, LLC for the approximately 1.5 acre property at the southeast corner of Broadway and Harbor Drive, commonly known as Block 1A”

City Council

October 25, 2021

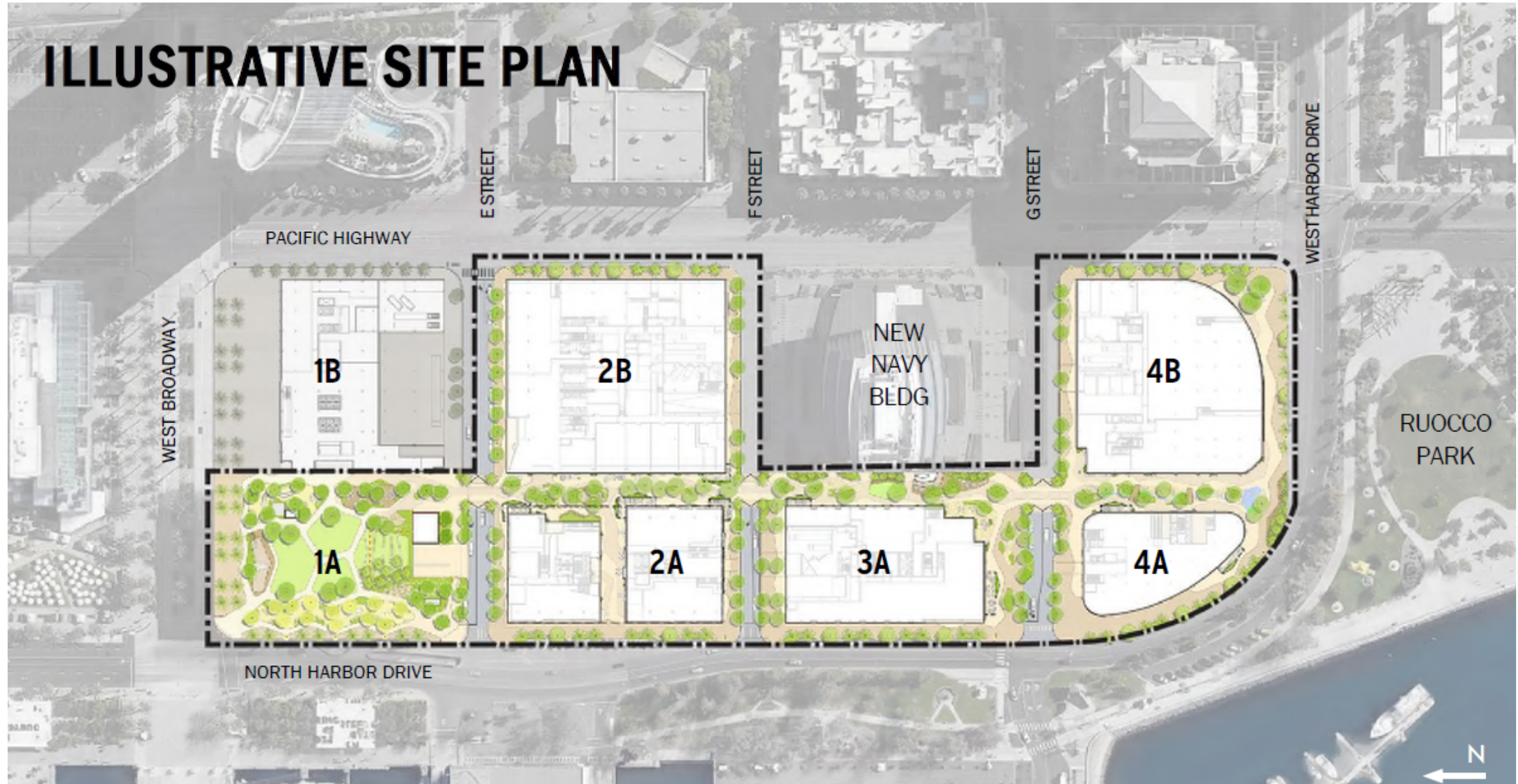
Requested Action

- Requesting Council approval to enter into an agreement with IQHQ for the open space property known as “Block 1A”
- The Agreement focuses primarily on these elements:
 - **Easement** (easement for the public to be able to go on, upon, over, and across the site for recreation purposes)
 - **Use** (use by IQHQ to program and permit the site for the public to use for private events of varying sizes)
 - **Maintenance** (dictates the standards that IQHQ must meet to properly maintain the space)

About “Block 1A”

- 1.5 acres of open space property
- Located at the southeast corner of Broadway and Harbor Drive
- The entire project site is Navy-owned land and is governed by a Development Agreement between the Navy and the City
- One of the parcels of land that comprises IQHQ’s Research and Development District (“RaDD”)
- When completed, the RaDD will consist of (5) buildings made up of lab, office, and retail space totaling approximately 1.7 million square feet
- Will serve as a recreational park (passive use only) and sit over an underground parking garage made up of approximately 2,000 spaces for use by the public





BLOCK 1A OPEN SPACE





Staff Recommendation

Approve Agreement

- **To summarize:**
 - Development, maintenance, operation and programming would be fully funded by IQHQ at no cost to the City
 - It would be completed concurrent with Block 2 development
 - Recreation easement that favors the City and public
 - No permanent fencing or buildings permitted
 - Security provided 24 hours/7 days a week paid for by IQHQ
 - Public outreach

Key Dates

- City Council (October 25, 2021)
- Public Workshop (within 90 days of the “Effective Date” of the Agreement)
- Construction Completion Date (anticipated to be Quarter 3 of 2023)
- Agreement End Date (May 31, 2117)

Questions?

